



Arleydale West Malvern Road, Malvern, WR14 4EJ

£350,000

A duplex apartment occupying the first and second floors of a character property, located on the higher elevations of the Malvern Hills and with westerley views across the Herefordshire countryside and towards Wales, with a quarter of an acre of garden. Comprising:- shared reception hall, stairs to first floor, hall with cloakroom, open plan sitting room/dining kitchen, recently refitted, utility room, bedroom two, stairs to second floor with landing alcoves and velux windows, bathroom, master bedroom with walk in wardrobe, potential for ensuite, bedroom three. Outside is a detached studio with kitchen opening on to a split level deck enjoying the views, garden beyond laid out with terraces, lawns, fruit trees, pond, garden shed. Viewing recommended to appreciate the position and views on offer.



2, Arleydale, West Malvern Road, Upper Colwall, Malvern, WR14 4EJ

ENTRANCE

Door to shared reception hall, solid door to:

FIRST FLOOR ACCOMMODATION

Stairs to first floor with spindle balustrade, hall with radiator, wood effect floor, shelving, central heating control panel and half opaque glazed stripped wood doors to:

CLOAKROOM

Rear aspect half opaque double glazed window with views, low flush WC, radiator, tiled floor, wash basin, overhead cupboard.

OPEN PLAN SITTING ROOM/DINING KITCHEN 25'9" x 12'10" (7.87m x 3.93m)

Triple aspect double glazed windows with views over Herefordshire towards Hay Bluff and the Welsh Borders, views North West across fields towards The Purlieu and beyond and an aspect towards Grundys Meadow on Beacon Road which leads up to the Malvern Hills, two double radiators, feature open fireplace with cast iron grate, two wall lights, picture rail, wood effect floor to kitchen/dining room, built in alcove cupboards, recently refitted contemporary kitchen units to wall and floor level with tiled surround, one and a half bowl single drainer sink unit, built in dish washer, four ring gas hob, filter hood over, built in double oven and microwave, space for fridge freezer.

UTILITY ROOM 6'4" x 6'2" (1.95m x 1.9m)

Front aspect half opaque double glazed window, wall mounted Worcester boiler, space and plumbing for washing machine and tumble dryer, radiator, alcove shelving, laminate floor.

BEDROOM TWO 11'5" x 11'5" (3.50m x 3.49m)

Front aspect double glazed window, double radiator under, built in cupboards, decorative fireplace, exposed floor boards.

LANDING

Stairs to second floor with spindle balustrade, landing with rear aspect velux window, front aspect velux window with eaves storage below, hatch to loft space. Doors to:



BATHROOM

Rear aspect velux window, bath with tiled surround and thermostatic shower over, wash basin with cupboard under, low flush WC, tiled floor and walls, heated towel rail.

BEDROOM ONE 13'10" x 11'1" (4.24m x 3.40m)

Side aspect double glazed window with views over fields, doorway to:

WALK IN WARDROBE 5'6" x 4'0" (1.70m x 1.22m)

Radiator, shelving, hanging rail.

BEDROOM THREE 10'6" into window plus alcove recess x 8'5" (3.22m into window plus alcove recess x 2.57m)

Front aspect double glazed window, two side aspect windows looking over Grundys Meadow, double radiator.

OUTSIDE

A path at the side of the property leads to the garden studio measuring approx 3m x 4m which is double glazed and insulated and has a built in kitchen with sink and cooker, split level deck enjoying the views, plumbing in place for a garden wc, lower terraces with lawns and mature shrubs and fruit trees, two enclosed gardens, one with pond, bottom garden with shed, further fruit trees. At the front of the property is off road parking for two vehicles, and a gate giving pedestrian access to further residents parking opposite Grundys Meadow, which has direct access onto the hills.

DIRECTIONS

From the office proceed up Church Street and turn left onto the Wells Road. Take the first left in the direction of Colwall and at the top of the hill go through the Wyche Cutting and turn second right onto West Malvern Road, where Arleydale can be found on the left handside. Residents parking is available on the road. General parking is just beyond and the off road parking belonging to the apartments in Arleydale is accessed at the start of West Malvern Road.

ADDITIONAL INFORMATION

The property shares the freehold with the ground floor apartment and the cost of external maintenance is shared equally. The lease is 999 years from 1993.





TENURE: We understand the property to own a share of the freehold with the duplex apartment downstairs, with 970 years left on the lease and maintenance is shared by agreement. These points should be confirmed by your solicitor.

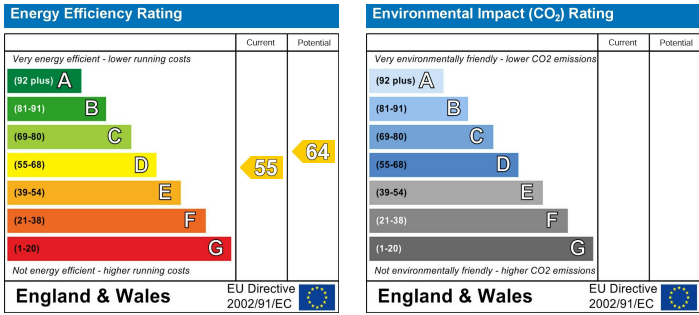
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: C

ENERGY PERFORMANCE RATINGS: Current: D55 Potential: D64

SCHOOLS INFORMATION:
Local Education Authority: Worcestershire LA: 01905 82270



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